

## **CITY OF CASEVILLE**

### **PLANNING COMMISSION**

April 10, 2024 4:00 p.m.

The meeting was called to order at 4:00 P.M. by Charlotte Ignash and the Pledge of Allegiance was recited.

**Members present:** Charlotte Ignash, Christopher Stahl, Jessica Sancrant, Lou Johnson, Ken Rathje and Jamie Learman.

Also present: Kristen Maust

**MOTION** was made by Sancrant and second by Johnson to approve the minutes of December 6, 2024. **6-0 Approved.**

#### **Public Comments –**

Jerald Ignash presented plans for his proposed RV Park.

Michelle Hartman on behalf of Dr. Jeffrey Crowley asked if a fence would be installed around the property. She asked if the easement deeded to the property would be offered to campers.

Travis Elenbaum, owner of the Wooded Island Bar, supports the RV Park and said it will be great for the community and businesses in town.

Jodi Smith asked where the entrance and exits would be located and shared some comments from her neighbors concerned about noise from the RV Park. She expressed that it is not much different than having rentals in town.

Kyle Bowles, from Beachy's Restaurant, supports the RV Park and thinks it is a great benefit to the community.

Steve Louwers, on behalf of the Caseville Chamber, supports Ignash's project and is happy to see new things are going in at that end of town.

Jim Smith said he is not opposed to the project, but expressed concerns with high traffic, campfires, and if the property has been zoned properly. Also asked how big the trees would be, that J. Ignash has planned to plant around the property.

#### **Member Comments -**

Lou Johnson asked if these units would be seasonal only. Johnson asked about the water and sewer buy ins, and the cost for each unit. He asked what months the park would be opened and if the RVs are able to be stored in the winter months. Johnson asked if sheds will be allowed for each unit. Lou would like to see a 6ft fence preferably not wood, and would like to have some more beautification done other than just a plain fence along M-25. Johnson asked when the Park would be open for business. He is not opposed to the park; he just wants it to look nice for the community.

Jessica Sancrant asked if there would be openings in the fence, to allow RV pedestrians to come and go within the property.

Christopher Stahl is supportive of the project and mentioned that everything Ignash has done in the past has always been good for the communities he has businesses in.

Ken Rathje discussed traffic concerns, asked if all units would be self-contained and wondered if there would be a bath/clubhouse on the property.

Charlotte Ignash asked if each unit would have their own water meters.

Jamie Learman asked about parking at each site and clubhouse/pool area. Spoke about the RV fees associated with the park. He asked that the lots be combined before construction begins. He wanted to be sure there is emergency/ fire access to the property.

### **Ignash Commitments-**

Jerald Ignash explained that there will be 89 sites on the property, with a clubhouse and pool. He will have 6ft fence surrounding the entire property, lined with larger trees for privacy and to help with sound. His goal is to have seasonal sites. He explained that he will have the exit and entrance off of Michigan Street only, but will provide an emergency exit on M-25 if needed and have fence openings, for pedestrians that want to walk into town. He explained he is zoned accordingly and looked into this before the purchase of the property. All units will be self-contained and have their own water and sewer service. Units may have a storage shed that complies with the city ordinances. He will combine all lots prior to construction. Ignash understands the costs for water and sewer buy ins and the fees associated with the RVs. His plan at this time is to be open from April through November, but will allow winter storage for an additional cost. As far as the traffic concerns, Ignash explained that he cannot do much about the traffic on M-25. He explained that during festivals there is plenty of traffic and that hasn't caused serious issues. He is aware of the RV fee at \$3 per unit, per month.

**MOTION** was made by Learman and second by Stahl to approve the site plan for Jerald Ignash's RV Park, with the above stated commitments made by Ignash. **6-0 Approved.**

Special meeting scheduled for April 18, 2024 at 4:00 P.M.

**MOTION** was made by Johnson and second by Learman to adjourn the meeting at 4:35 p.m., all ayes, motion carried



Kristen Maust, Secretary